

New Application _____ Addendum to HD# _____

Application # **HD-21-**

Date _____

Review Date _____

Fee _____

TOWN OF ST. MICHAELS
APPLICATION FOR HISTORIC DISTRICT REVIEW

Historic District Guidelines available online at www.stmichaelsmd.gov

OWNER (S) PHYLLIS KENNEDY_

Address 406 ST MARYS SQUARE ST. MICHAELS, MD
21633

Telephone 703 407 1218

Mailing Address PO BOX 539 ST. MICHAELS, MD 21633

APPLICANT

CATHLEEN CURTIN

Address 501 PRINCESS ST. ALEXANDRIA VA 22314

Telephone 703 930 9322

CONTRACTOR WILLIAM

Mailing Address 7258 CALVES ACRE LN. EASTON, MD
21601

HUGES

Telephone 410 829 0226

Address

MHIC # 87492

Address of Property 406 ST. MARYS SQUARE ST. MICHAELS MD 21633

Description of work: Please provide complete details of request(s) under review!

REQUEST PERMISSION TO CONSTRUCT A NEW ONE STORY WITH ATTIC 199 SF ADU AND A 55 SF ADJACENT SHED. AN INSULATED WOOD FRAMED STRUCTURE ON A CONCRETE SLAB WITH HARDIE SIDING, PVC TRIM AND METAL ROOF TO MATCH EXISTING HOUSE AND REAR SUNROOM.

Proposed Use: Residential ☒ X Commercial _____

Submittal Requirements:

New Structure

1. 1 or 6 copies (if oversized) of a site plan indicating property lines and lot dimensions, adjacent streets, existing structures and locations of all proposed structures including setbacks and driveway placement. Site Plan must be drawn to scale.
2. 1 or 6 sets of elevation drawings (if oversized), including front, right, left and rear elevations. The plans must be drawn to scale and be fully detailed.
3. Listing of those materials used as shown on the elevation drawings.
4. Landscaping and extent of grading description.
5. Schedule of construction and contractor
6. Photographs of all existing conditions.

Addition

1. 1 or 6 copies (if oversized) of a site plan indicating property lines and lot dimensions, adjacent streets, existing structures and location of the proposed addition including setbacks and driveway placement. Site Plan must be drawn to scale.
2. 6 sets of elevation drawings (if oversized) for the addition from ALL sides visible from a 1 or public way, including the elevation of the original structure. The plans must be drawn to scale and be fully detailed.
3. Listing of those materials used as shown on the elevation drawings.
4. Landscaping and extent of grading description.
5. Schedule of construction and contractor
6. Photographs of all existing conditions and elevations.

Signs

1. Dimensional drawings
2. Materials
3. Colors
4. Lettering of proposed sign
5. Site plan showing preferred location of sign
6. Justification for request

Fences

1. Photograph or drawing of proposed fence
2. Site plan showing the desired location
3. Color, material, and accompanying landscaping
4. Schedule for installation and contractor
5. Photo of the site where the fence would be erected.

Minor Alteration to an Existing Structure (including roof work)

The applicant must give a brief description including sizes, type of material (Wood, metal, asphalt, etc.) and or pictures from the builder's catalogues. Drawings and plans may be substituted for this brief description. Drawings must show all dimensions and be to scale.

ACKNOWLEDGEMENT

By the filing of this application, the property owner hereby grants permission to the Historic District Commission to access the property for the purposes of conducting a site inspection prior to or during the application review process and/or to assurance compliance with all applicable Historic District Commission approvals and conditions.

Step 1: I, as the applicant acknowledge that the Historic District Commission approval is primarily for aesthetics and materials and is not a substitute for zoning approval.

Step 2: Prior to the start of construction, a **building permit** must be sought from and issued by the Town of St Michaels Zoning Inspector.

Date 06.17.21

Signature of Owner/Agent Cathleen Curtin

<i>Please provide the following information for only those elements of the structure which will be modified, or deleted, or added.</i>	<i>Please provide the following information for only those elements of the structure which will be modified, or deleted, or added.</i>
Existing features	Proposed features
SHUTTERS	
Material	
Size	
Method of attachment	
DOORS	
Material	MARVIN ALUM CLAD/ PRIMED INTERIOR
Size/Proportions	40 "X 80" DOOR
Casing/Trim/Pediment	6" PVC TRIM
Sidelights	
Glass	CLEAR INUSLATED GLASS WITH SDL
Hardware	TO MATCH EXISTING HOUSE
STORM DOORS – Details	
STORM WINDOWS – Details	
WINDOWS	
Material	MARVIN ALUM CLAD/ PRIMED INTERIOR
Type	CASEMENT/ DBL SASH SDL DIVIDED LITES
Trim/Casing/Pediment	3.5" PVC TRIM
Sill	1.5" PVC SILL
PORCH	
Decking	
Ceiling material	
Balustrade	
Soffit detail	
Column, base and pediment	
Height	
GUTTERS & DOWNSPOUTS	
Type (Style)	K STYLE GUTTER, ROUND DOWNSPOUT,
Placement	DOWNSPOUTS AT SOUTH EAST + WEST CORNER
Material	ALUMINUM
CHIMNEYS	
Location	
Material	Finish
HVAC	
Equipment placement	SIDE OF STRUCTURE
Enclosure/Landscaping/Fencing	
SIDING	
Size/Reveal	7" EXPOSURE,
Material	HARDIE SHINGLE STRAIGHT SIDING
Width of cornerboard	6"
ROOFING	
Type	STANDING SEAM METAL TO MATCH EXISTING
Main structure	
Porch	
Accessory structure	

<i>Please provide the following information for only those elements of the structure which will be modified, or deleted, or added.</i>	<i>Please provide the following information for only those elements of the structure which will be modified, or deleted, or added.</i>
Existing features	Proposed features
STEPS	
Front entrance	
Dimensions	
Material	
Detail/Railings	
Side entrance	
WALKWAY	
Material	
Detail	
DECK	
Material	
Detail	
DRIVEWAY	
Material	
Design	
FENCE	
Material	
Height	
Picket design	
FOUNDATION	
Height	8" HIGH ABOVE GRADE
Material	POURED CONCRETE
OTHER	
APPURTENANCES (Description of proposed appurtenance(s))	

Baluster: A spindle or post supporting the railing of a balustrade.

Balustrade: an entire railing system with top rail and balusters.

Clapboard: Siding consisting of overlapping horizontal boards, usually thicker at one edge than the other.

Cornerboard: A vertical strip of wood placed at the corners of a framed building.

Pediment: The triangular space forming the end of a roof in classical architecture, or the triangular cap over a window or door.

Sill: The horizontal water shedding member at the bottom of a window or door frame.

Soffit: The underside of an architectural feature, such as a beam arch, eave, vault, or cornice.

TOWN COMMISSIONERS *NOTE: Application Fees listed in this section apply to original applications. Subsequent applications/amendments to existing applications will be treated as new applications for the purpose of accessing fees and costs.	APPLICATION FEE	CONDITIONS, ADDITIONAL EXPENSE, NOTES
STORMWATER MANAGEMENT		
Waiver/Exemption	\$250.00 plus engineering review costs based on a not to exceed estimate.	PLUS advertising/public notice costs and legal fees.
Plan Review	\$500.00 plus engineering review costs based on a not to exceed estimate.	PLUS advertising/public notice costs and legal fees.

HISTORIC DISTRICT COMMISSION	APPLICATION FEE	CONDITIONS, ADDITIONAL EXPENSE, NOTES
Minor Impacts: (1) Accessory structures less than 300 square feet (2) Modifications to existing accessory structures (3) Modifications to primary structures that result in no change to the total square footage of the structure (4) Appurtenances (5) Signs (6) Fences (7) HVAC equipment (8) Addendums to original applications when there is no increase in the square footage of the structure	\$50.00 per application X	Applications in the “Minor Impact” category requiring a variance are considered to be “Moderate Impact”
Moderate Impacts: (1) Accessory structures greater than 300 square feet (2) Additions resulting in less than a 25% increase in the square footage of a structure.	\$ 150.00 per application	
Major Impacts: (1) Additions resulting in an increase of 25% or greater of the square footage of the structure (2) All new primary structures	\$ 250.00 per application	
Fee Schedule Adopted per Resolution 2014-09	As of February 11, 2015	

2021 HISTORIC DISTRICT COMMISSION SCHEDULE

APPLICATIONS MUST BE SUBMITTED **10 DAYS** PRIOR TO THE HISTORIC COMMISSIONS MEETING DATE

MEETING DATE
FIRST THURSDAY

SUBMITTAL DEADLINE
12:00 NOON MONDAY

JANUARY 7, 2021

DECEMBER 28, 2020

FEBRUARY 4, 2021

JANUARY 25, 2021

MARCH 4, 2021

FEBRUARY 22, 2021

APRIL 1, 2021

MARCH 22, 2021

MAY 6, 2021

APRIL 26, 2021

JUNE 3, 2021

MAY 24, 2021

JULY 1, 2021

JUNE 21, 2021

AUGUST 5, 2021

JULY 26, 2021

SEPTEMBER 2, 2021

AUGUST 23, 2020

OCTOBER 7, 2021

SEPTEMBER 27, 2021

NOVEMBER 4, 2021

OCTOBER 25, 2021

DECEMBER 2, 2021

NOVEMBER 22, 2021

501 Princess Street

Alexandria Virginia 22314

703 . 930 . 9322



06.21 2021

Historic District Commission Application for Review
Kim Shellem
General Services Clerks
Town of St. Michaels, MD 21663

RE: 406 St. Marys Square New Construction

Materials List + GC's Construction Schedule

A. EXTERIOR MATERIALS LIST

1. STANDING SEAM METAL ROOF TO MATCH EXSTG HOUSE
2. 12" H FASCIA BOARD, PVC
3. 7" EXPOSURE HARDIE STRAIGHT SIDING MATCH EXSTG SUNROOM
4. 6" W PVC CORNER TRIM AND DOOR TRIM
5. 3.5" PVC TRIM AT WINDOWS
6. ALUMINUM CLAD DOORS AND WINDOWS MATCH EXSTG SUNROOM
7. PAINTED WOOD BYPASS BARN DOORS

B. CONTRACTOR AND THE CONSTRUCTION SCHEDULE

1. William Hughes, 7258 Calves Acre Ln, Easton, MD 21601, MHIC # 87492
2. Upon receipt of an approved building permit construction will 8 – 12 weeks.

PREPARED FOR: CATHLEEN CURTIN ARCHITECTS
PROPERTY OWNER: PHYLLIS A. KENNEDY
PROPERTY ADDRESS: 406 ST. MARY'S SQUARE
ST. MICHAELS, MARYLAND 21663
DEED REFERENCE: 2202/129
PLAT REFERENCE: 61/9

SITE NOTES

ZONING CLASSIFICATION: R-2 (RESIDENTIAL)

SETBACKS:
FRONT- 6'
SIDE- 6' (AGGREGATE 15')
REAR- 25'

THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014 AND IS DESIGNATED IDA (INTENSELY DEVELOPED AREAS)

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 06-14-21.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360. THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF ST. MICHAELS ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240069, MAP NO. 24041C0161D FOR THE TOWN OF ST. MICHAELS, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

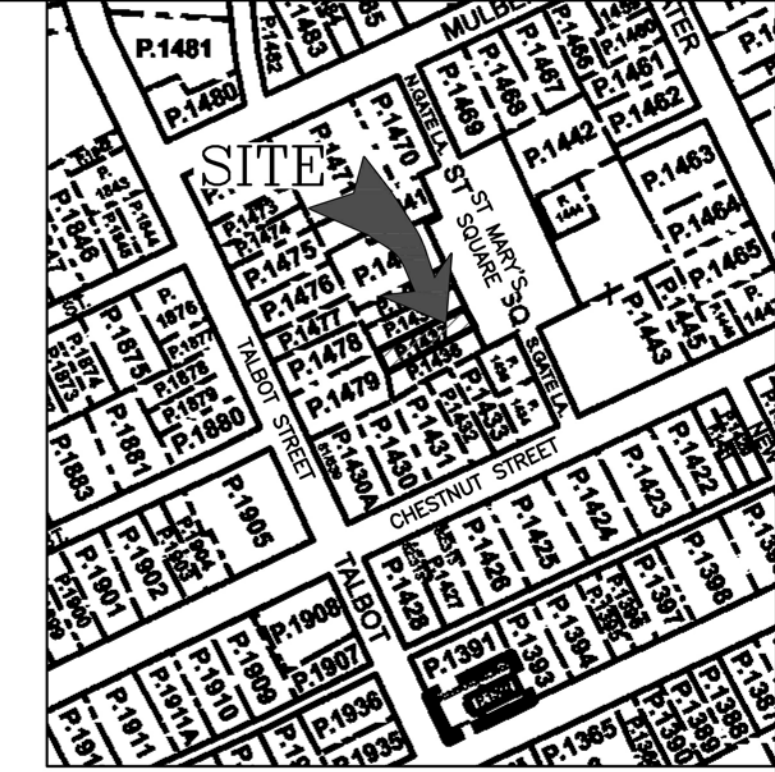
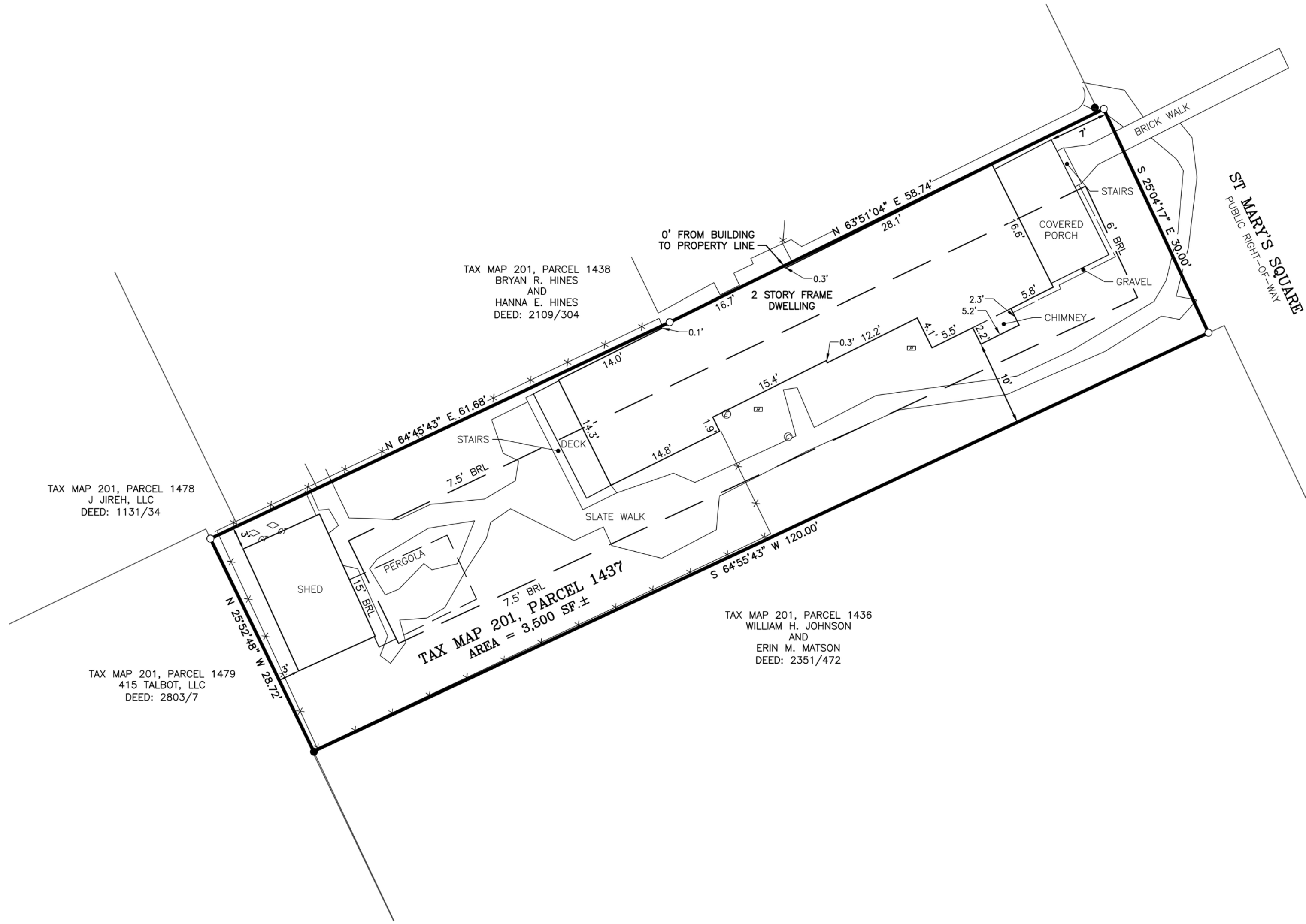
THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2021.

JEFFERSON EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

DATE



VICINITY MAP
SCALE: 1" = 250'
125' 0' 125' 250'
SCALE IN FEET

LEGEND

- ⊙ ELECTRIC METER
- ⊙ SANITARY SEWER CLEAN OUT
- ⊙ HVAC UNIT
- ◇ UNDERGROUND GAS TANK
- IRON ROD FOUND
- COMPUTED POINT
- × × × FENCE

10' 5' 0' 5' 10'
SCALE IN FEET

REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

E-mail: general@lenc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
REGISTERED
PROPERTY LINE SURVEYOR

Jefferson E. Hubbard 6/17/21
DATE

SITE SURVEY

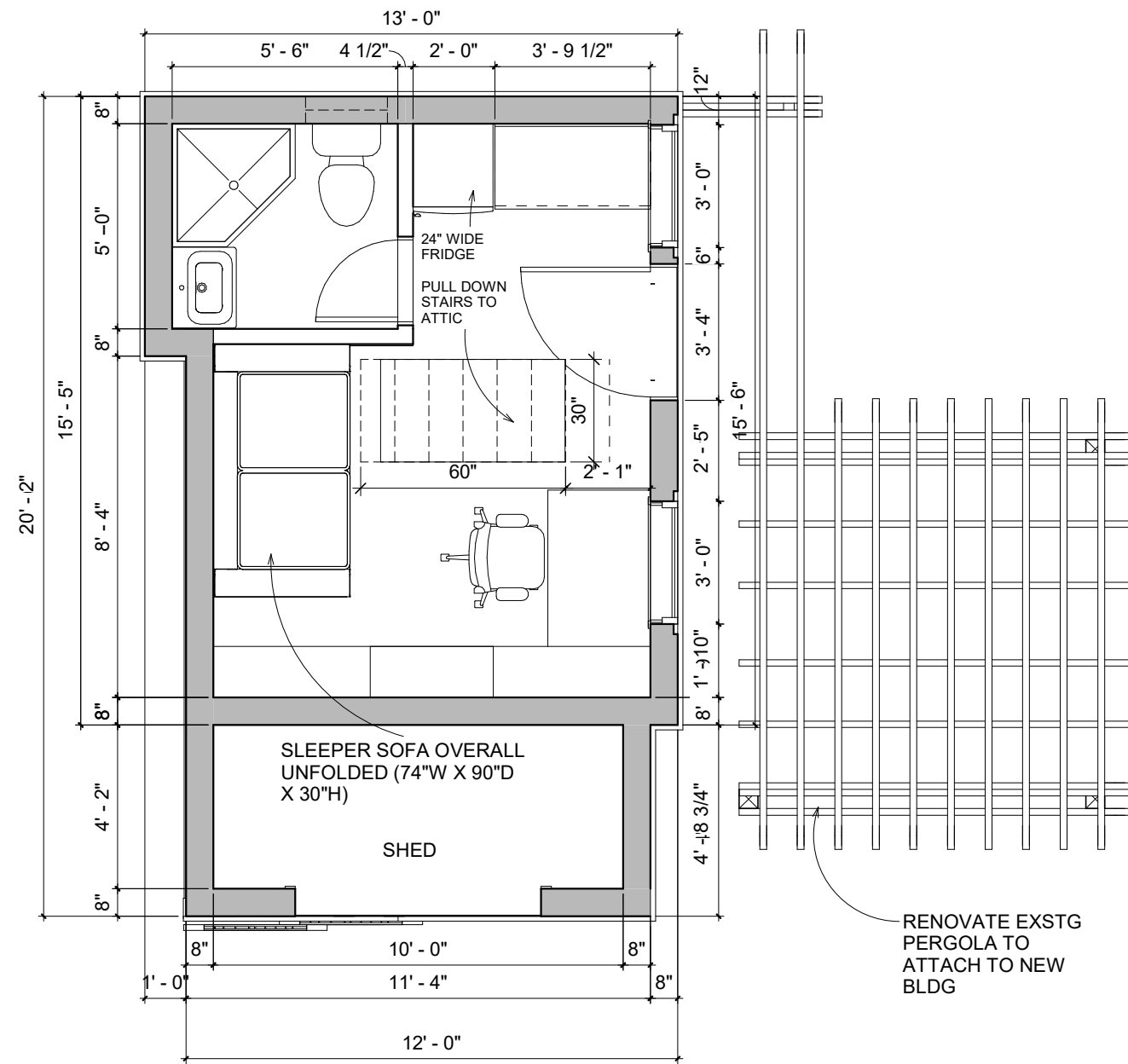
ON THE LANDS OF
PHYLLIS A. KENNEDY

IN THE TOWN OF ST. MICHAELS
TALBOT COUNTY, MARYLAND
TAX MAP 201, GRID 5M, PARCEL 1437

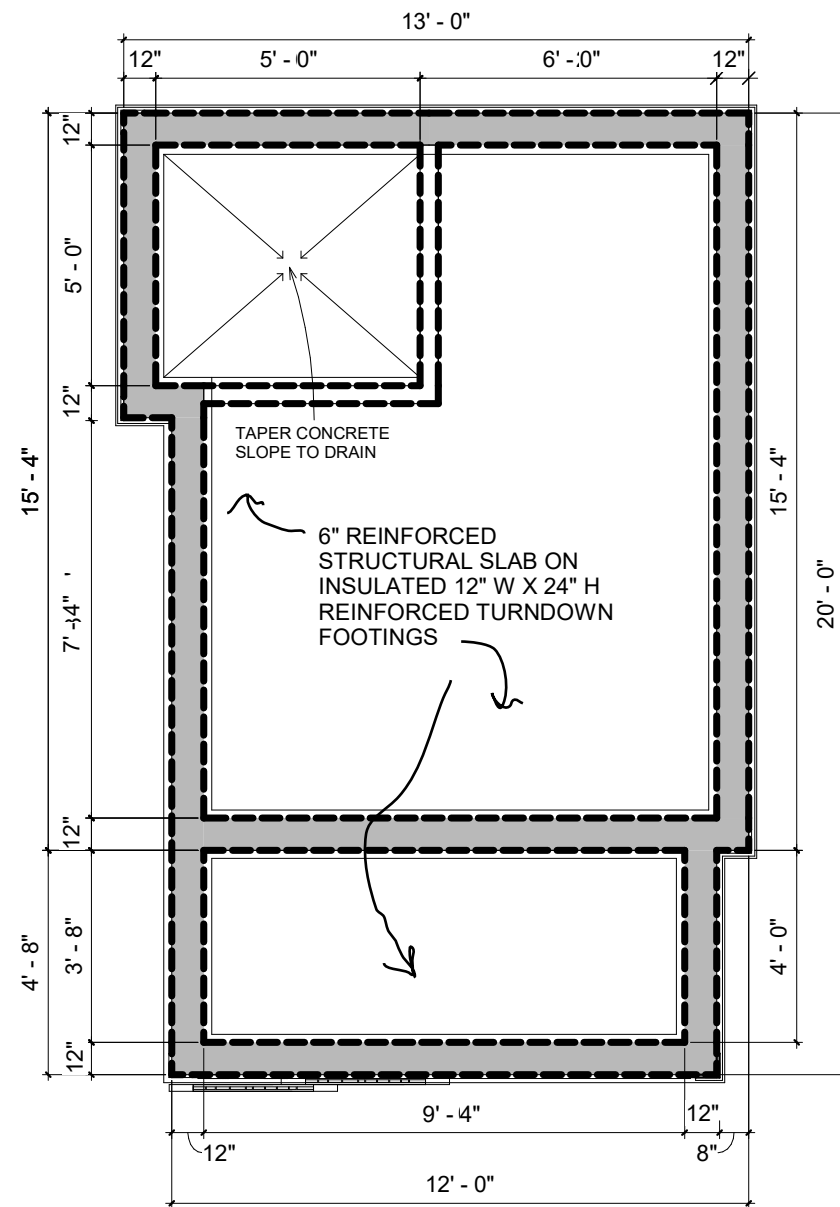
ISSUED FOR: SUBMITTED TO CLIENT DATE: 06-17-21 BY: JEH

SHEET No. 1 OF 1 DATE: 06-17-21
SCALE: AS NOTED JOB No. 210315
FILE No. C066

PLANE ENGINEERING, LLC



1 NEW MAIN FLR PLAN
1/2" = 1'-0"



2 NEW FTG PLAN
1/2" = 1'-0"



NORTH

CATHLEEN CURTIN
AIA
ARCHITECTS LLC

501 PRINCESS STREET
ALEXANDRIA VA 22314

O 703 930 9322
www.cathleencurtinarchitects.com

SHEKIN ENGINEERING PLLC
ALEXANDRIA VA
703 200 9534

406 ST MARYS
SQUARE
ST MICHAELS, MD
21663

NO.	DESCRIPTION	DATE

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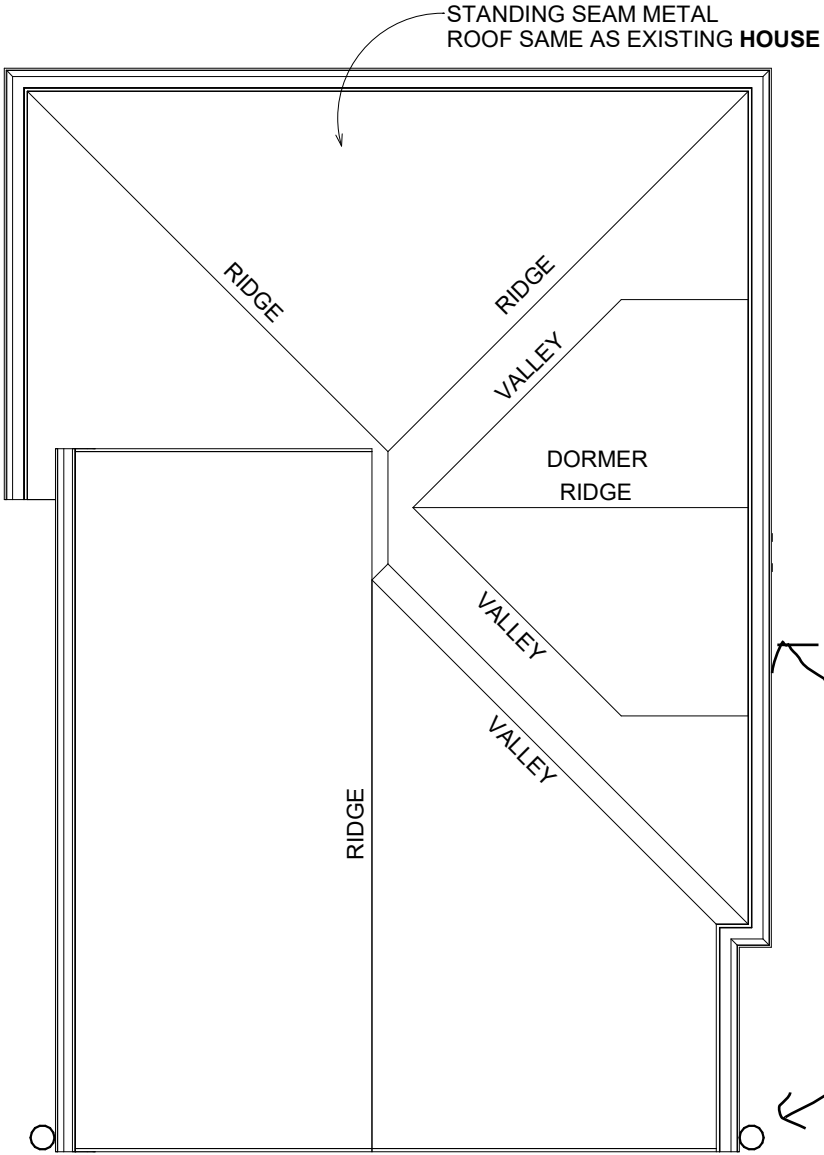
NEW FTG PLAN + NEW MAIN
FLR PLAN

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

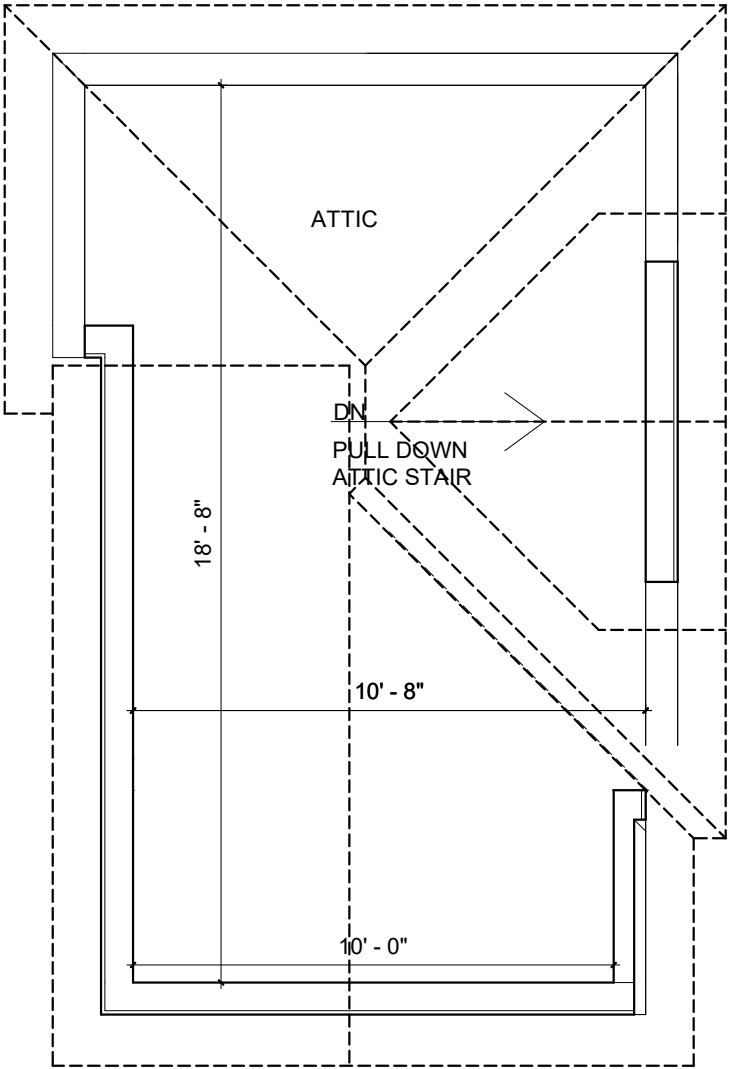
Project number	K - A.05.21
Date	06/18/21
Drawn by	KM
Checked by	CC

A100

Scale 1/2" = 1'-0"



2 NEW ROOF PLAN
1/2" = 1'-0"



1 NEW ATTIC PLAN
1/2" = 1'-0"



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NEW ATTIC PLAN + NEW
ROOF PLAN

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Project number	K - A.05.21
Date	06/18/21
Drawn by	KM
Checked by	CC

A101

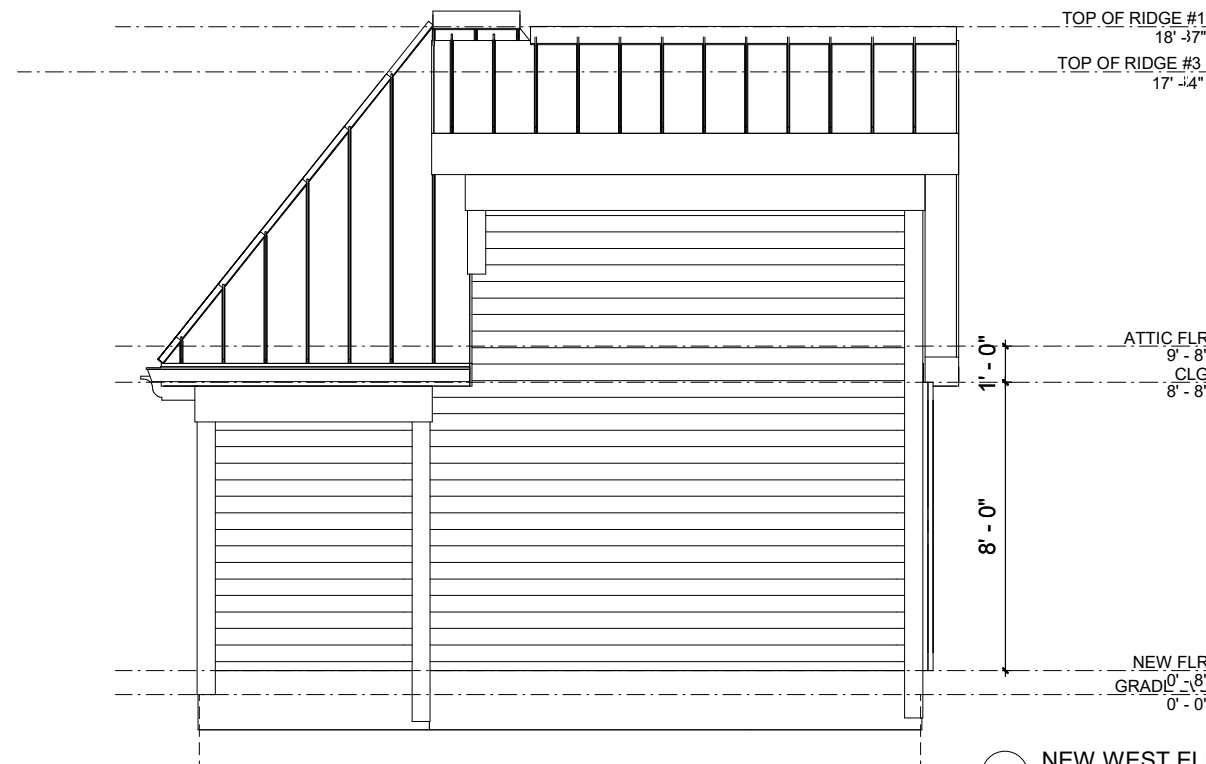
Scale 1/2" = 1'-0"



2 NEW EAST ELEVATION W/O PERGOLA
3/8" = 1'-0"



1 NEW EAST ELEVATION W/ PERGOLA
3/8" = 1'-0"



3 NEW WEST ELEVATION
3/8" = 1'-0"

EXT. BLDG MATERIALS TYP.

1. STANDING SEAM METAL ROOF TO MATCH EXSTG HOUSE
2. 12" H FASCIA BOARD, PVC
3. 7" EXPOSURE HARDIE STRAIGHT SIDING MATCH EXSTG SUNROOM
4. 6" W PVC CORNER TRIM AND DOOR TRIM
5. 3.5" PVC TRIM AT WINDOWS
6. ALUMINUM CLAD DOORS AND WINDOWS MATCH EXSTG SUNROOM
7. PAINTED WOOD BYPASS BARN DOORS

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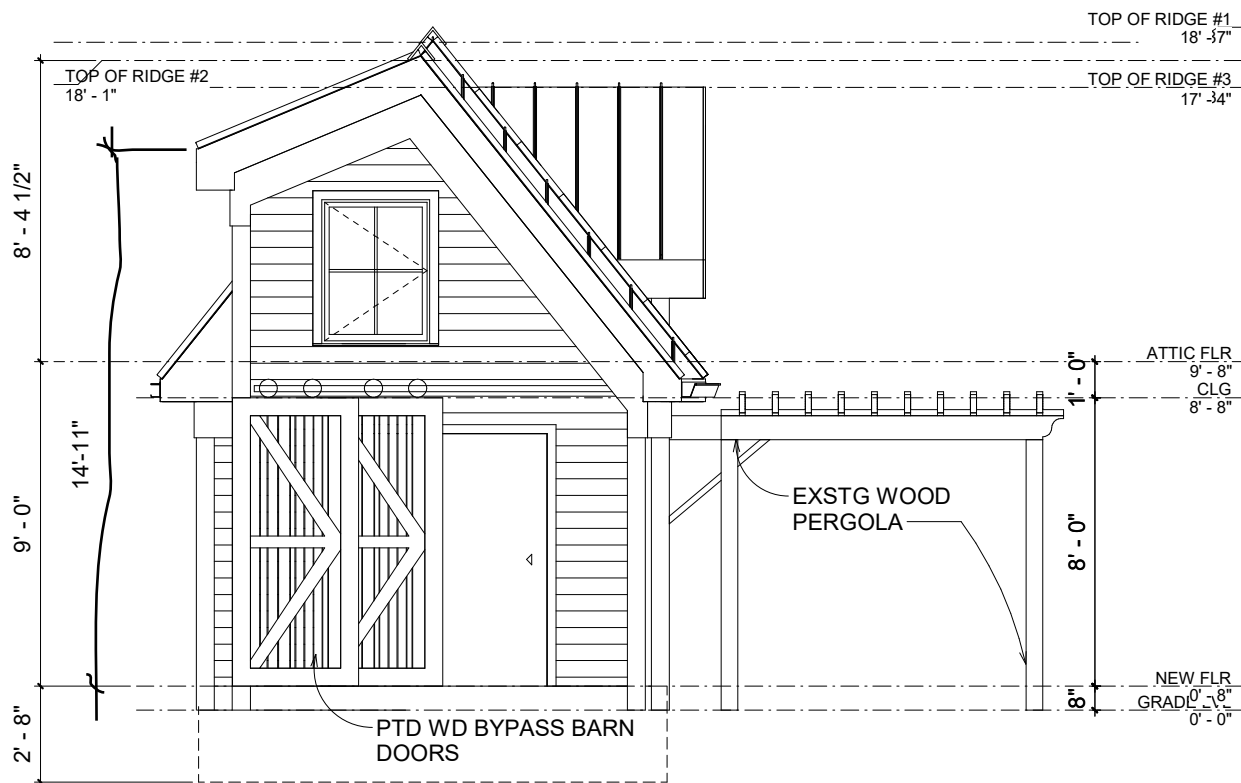
NEW EAST ELEVATION + NEW
WEST ELEVATION W/
CASEMENT WINDOWS

NOTE: ORIGINAL SET IS ON 24" X 36".
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THE PAGE LAYOUT TO 50% SCALE.

Project number K - A.05.21
Date 06/18/21
Drawn by KM
Checked by CC

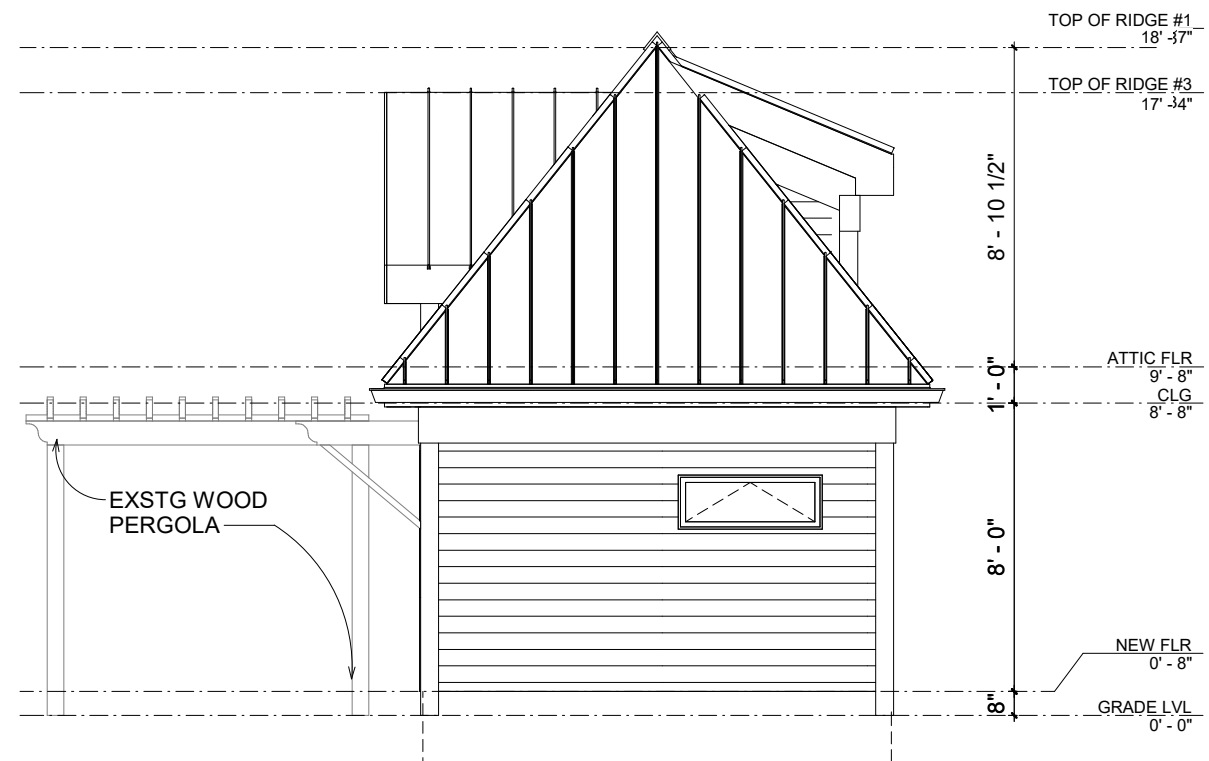
A200

Scale 3/8" = 1'-0"



1 NEW SOUTH ELEVATION
3/8" = 1'-0"

NOTE:
SEE EXT. MTL FINISH ON SHT. A200



2 NEW NORTH ELEVATION
3/8" = 1'-0"

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**NEW SOUTH ELEVATION +
NORTH ELEVATION
CASEMENT WINDOWS**

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

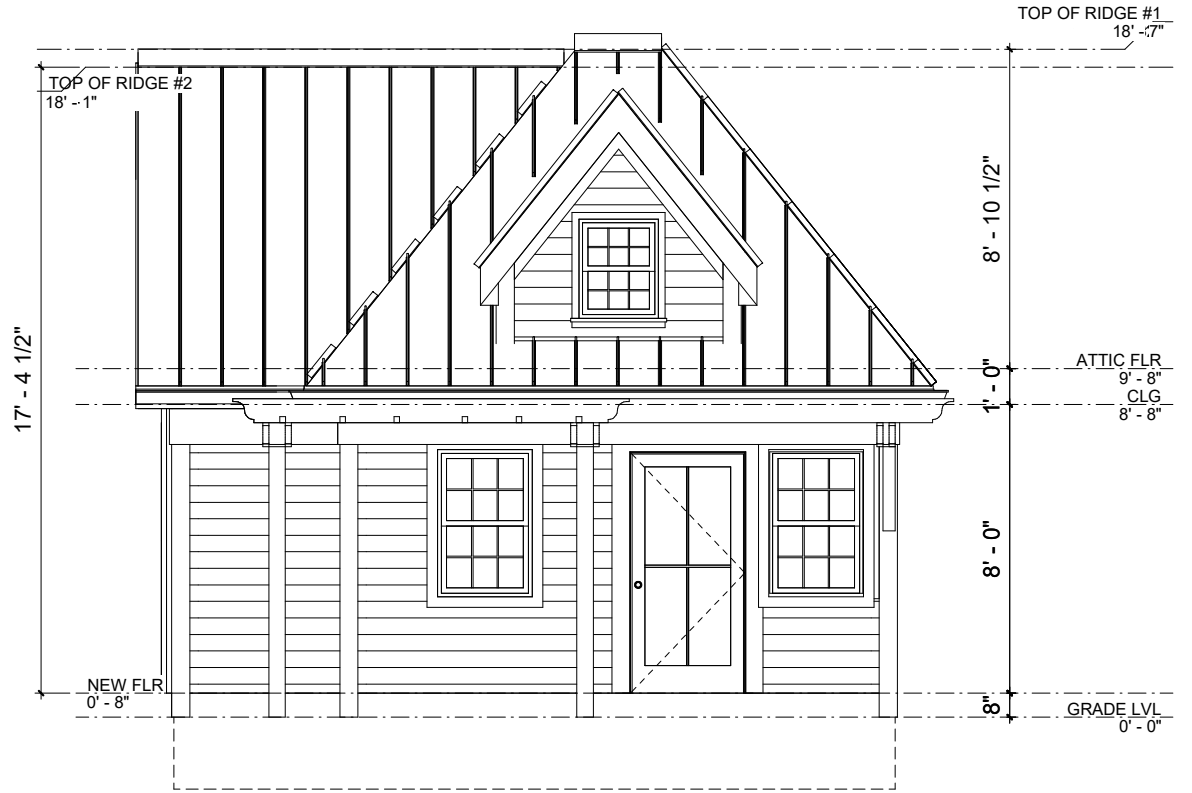
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Date	06/18/21
Drawn by	KM
Checked by	CC

A201

Scale	3/8" = 1'-0"
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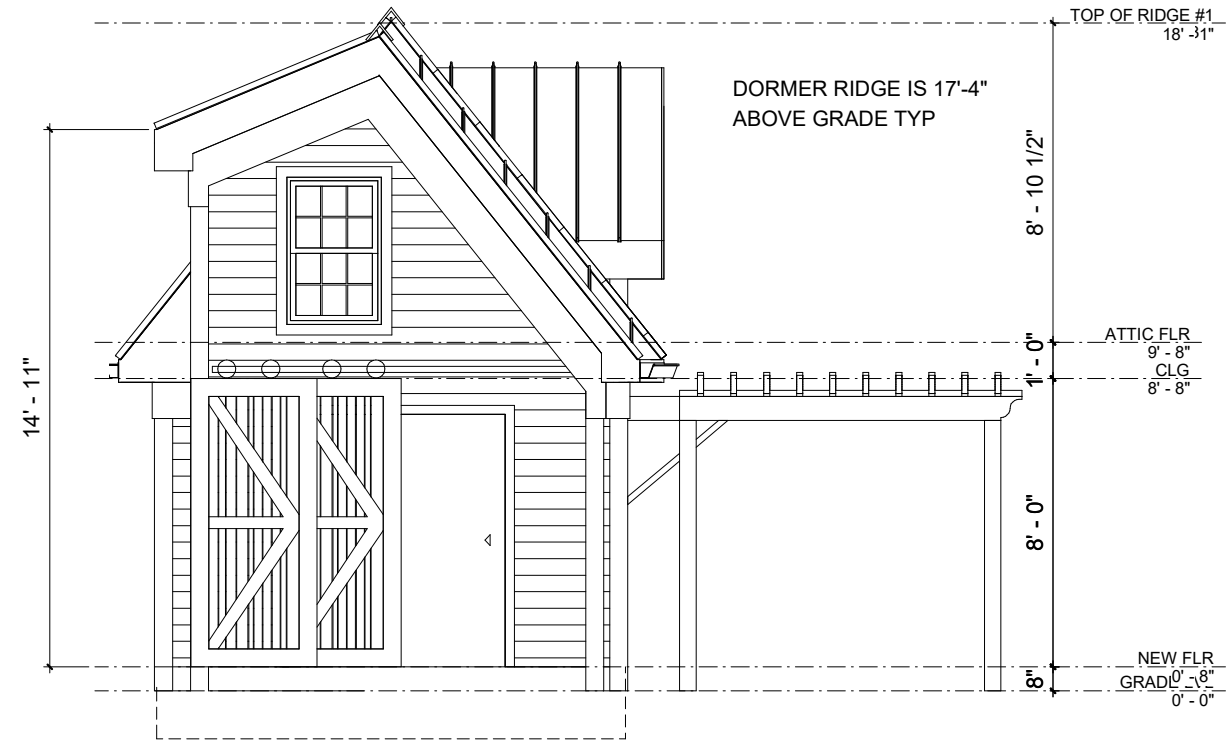


1 NEW EAST ELEVATION W/O PERGOLA SASH OPTION
3/8" = 1'-0"



4 NEW EAST ELEVATION SASH OPTION
3/8" = 1'-0"

- EXT. BLDG MATERIALS TYP.
- 1. STANDING SEAM METAL ROOF TO MATCH EXSTG HOUSE
 - 2. 12" H FASHIA BOARD, PVC
 - 3. 7" EXPOSURE HARDIE STRAIGHT SIDING
 - 4. 6" W PVC CORNER TRIM AND DOOR TRIM
 - 5. 3.5" PVC TRIM AT WINDOWS
 - 6. ALUMINUM CLAD DOORS AND WINDOWS
 - 7. PAINTED WOOD BYPASS BARN DOORS AT SHED



2 NEW SOUTH ELEVATION SASH OPTION
3/8" = 1'-0"

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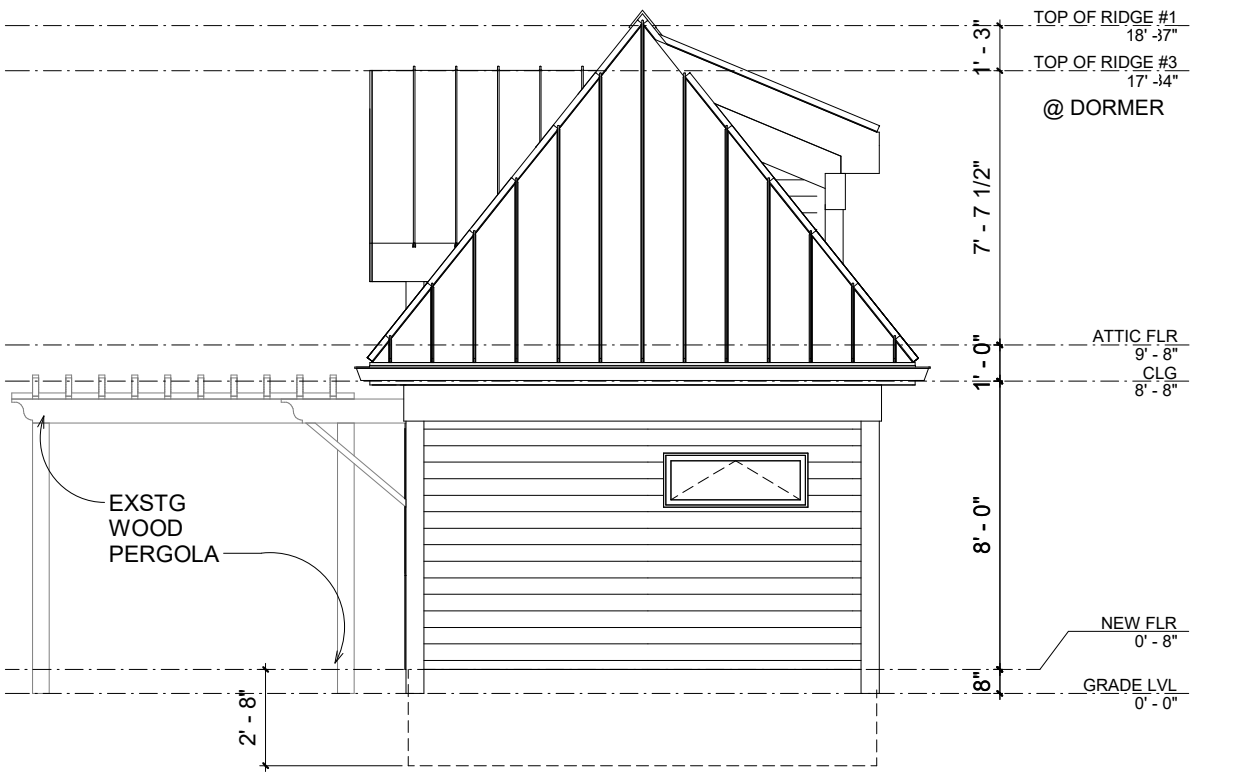
**COTTAGE ELEVATIONS W/
SASH WINDOW OPTION**

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

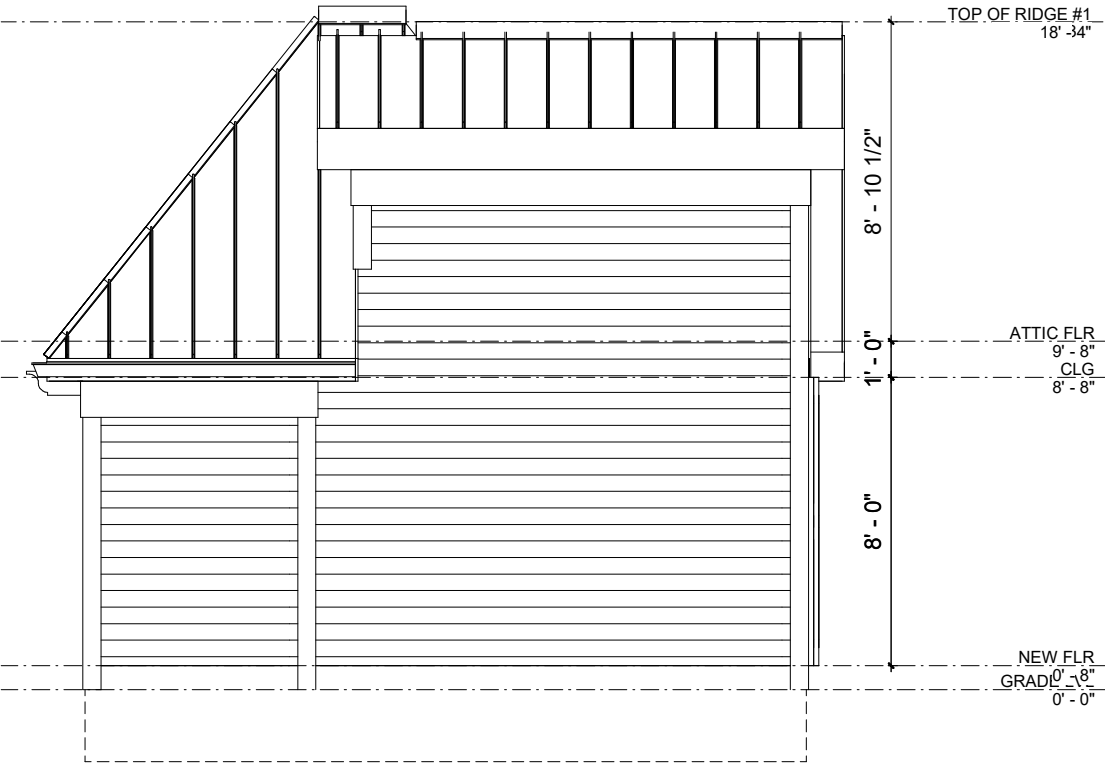
Project number	K - A.05.21
Date	06/18/21
Drawn by	KM
Checked by	CC

A300

Scale	3/8" = 1'-0"
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1 NEW NORTH ELEVATION SASH OPTION
3/8" = 1'-0"



2 NEW WEST ELEVATION SASH OPTION
3/8" = 1'-0"

NOTE:
SEE EXT. MTL FINISH ON SHT. A200

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SASH WINDOW OPTION
NORTH AND WEST
ELEVATIONS

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Project number	K - A.05.21
Date	06/18/21
Drawn by	KM
Checked by	CC

A301

Scale 3/8" = 1'-0"



SOUTH SIDE ELEVATION
ORIGINAL HOUSE

#5



SOUTH SIDE ELEVATION
ORIGINAL HOUSE

#4



FRONT SOUTH SIDE
ELEVATION
ORIGINAL HOUSE

#3



FRONT EAST ELEVATION
ORIGINAL HOUSE

#2



FRONT NORTH ELEVATION
ORIGINAL HOUSE

#1



SOUTH EAST ELEVATION
EXSTG SHED W/
PERGOLA

#10



EAST ELEVATION
EXSTG SHED W/
PERGOLA

#9



SOUTH WEST ELEVATION
SUNROOM ADDITION

#8



SOUTH SIDE ELEVATION
SUNROOM ADDITION

#7



SOUTH SIDE ELEVATION
ORIGINAL HOUSE W/ 2015
SUNROOM ADDITION

#6



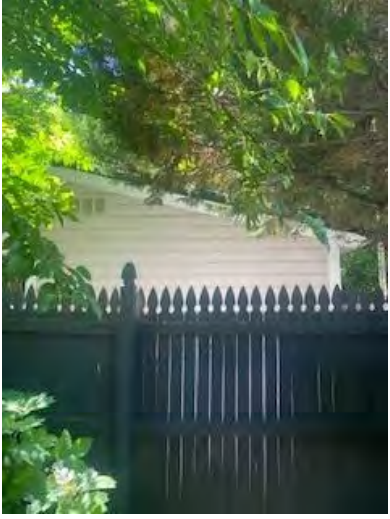
NORTH ELEVATION
EXSTG 2 STORY ORIGNAL
HOUSE W/ 1 STORY SUNROOM

#15



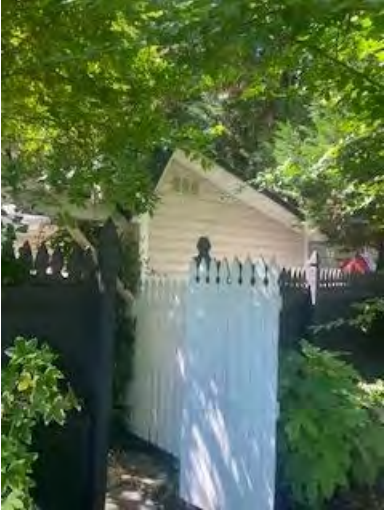
NORTH WEST
ELEVATION
EXSTG 2 STORY ORIGNAL
HOUSE W/ 1 STORY SUNROOM

#14



NORTH VIEW ELEVATION
EXSTG SHED + ADJACENT
6 FT H FENCE

#13



NORTH EAST VIEW
ELEVATION EXSTG SHED
+ ADJACENT 6 FT H FENCE

#12



SOUTH ELEVATION
OF EXSTG SHED

#11

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**406 ST MARYS
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ST MICHAELS, MD
21663**

NO.	DESCRIPTION	DATE

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PHOTOS OF EXSTG
CONDITIONS

NOTE: ORIGINAL SET IS ON 24" X 36".
TO PRINT ON 11" X 17" SHEET CUSTOMIZE
THE PAGE LAYOUT TO 50% SCALE.

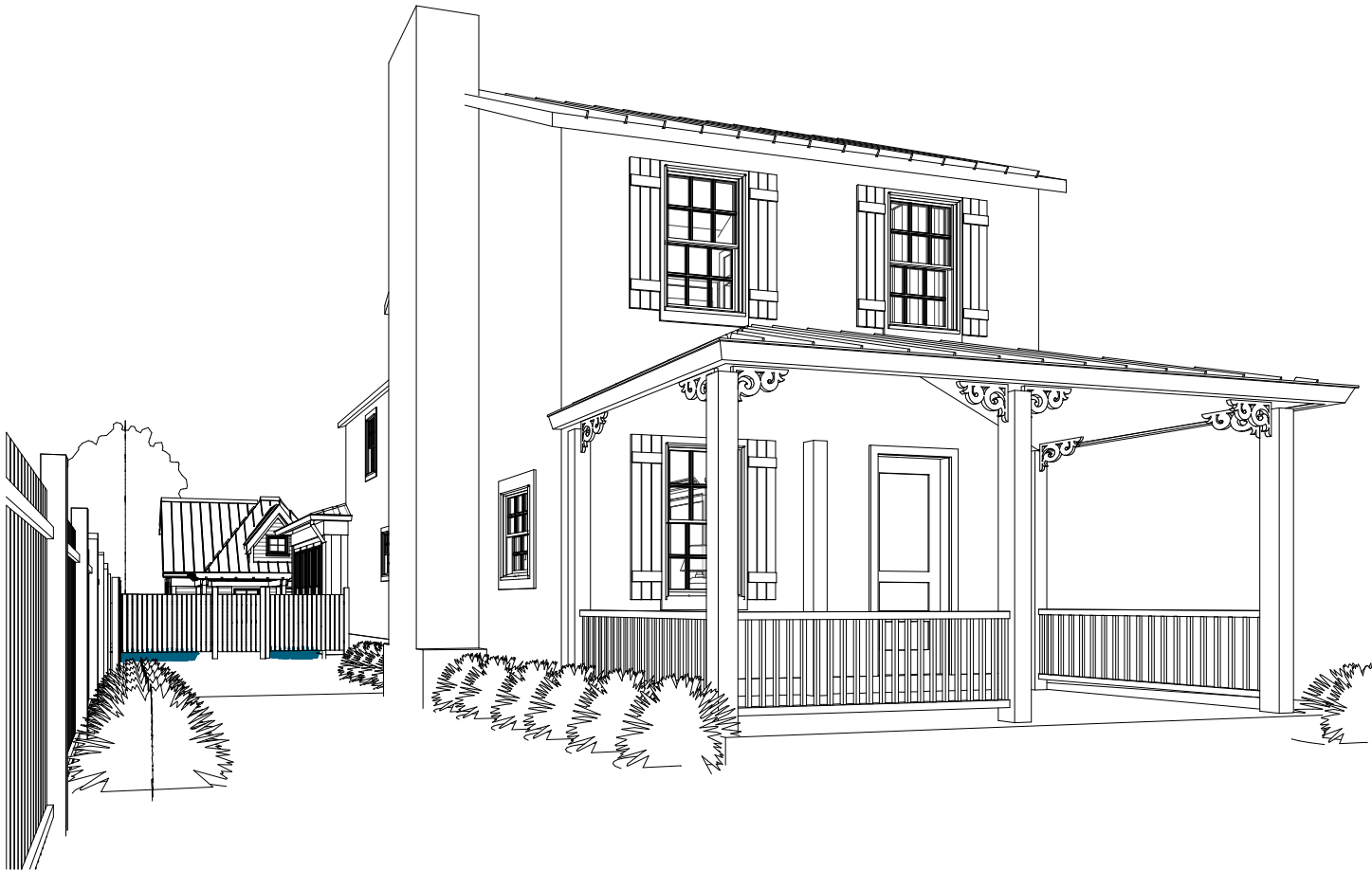
Project number	K - A.05.21
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Checked by	CC

A400

Scale



SOUTH WEST VIEW FROM RIGHT OF WAY
EXSTG 2 STORY ORIGNAL HOUSE W/ 1 STORY SUNROOM



① FRONT 3D VIEW

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3D VIEW

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